

**TENNESSEE ALCOHOLIC BEVERAGE COMMISSION**

**AGENDA  
October 20, 2015  
1:30 pm**

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**1. APPROVAL OF THE SEPTEMBER 22, 2015 COMMISSION MEETING MINUTES**

**2. RETAIL MATTERS**

**A. NEW BUSINESS**

**1. WHITEHAVEN LIQUORS (LICENSE NO. 3659)  
MEMPHIS, TENNESSEE (SHELBY COUNTY)**

Applicant: Louis J. Vescovo, Sole Proprietor

Before the Commission is a request for an expansion of the premises of the retail store located at 1608 East Brooks Rd., Memphis, TN 38116. If approved, the applicant will expand the store into an adjoining space. The applicant will lease the premises (including the additional space) from Pescovo, Inc., for a term of 120 months at a monthly rental rate of \$2,000.<sup>1</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. Use & Occupancy (after build-out)
- b. TABC Inspection (after build-out)

**2. NORTH GATE LIQUOR  
CHATTANOOGA, TENNESSEE (HAMILTON COUNTY)**

Applicant: Ankurkumar Patel (50%) & Dharmeshku Patel (50%)  
General Partnership

Before the Commission is a request for licensing of a new retail store to be located at 5241 Hwy. 153, Chattanooga, TN 37343. The applicant is investing approximately \$300k into the business using personal loans totaling \$175k and personal funds. Landlord, Won Gi Chu, will lease the premises to the applicant for an initial term of five years at a monthly rental rate of approximately \$4,600.<sup>2</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following:

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<sup>1</sup> Monthly rent will increase to \$2,500 for the second five years of the lease.

<sup>2</sup> The lease includes an option to renew for a five year term at the end if the initial term and every option turn.

- a. Use & Occupancy (after build-out)
- b. TABC Inspection (after build-out)
- c. Acknowledgement of TABC Rules & Regulations
- d. TABC Agent Investigative Report
- e. License Fee

**3. GRAND CRU WINE & SPIRITS (LICENSE NO. 3416)  
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: The Wine Rack, LLC

Member(s):	CMD, LP <sup>3</sup> , Member	47.50 %
	Collie F. Daily, Member	23.75 %
	Caroline C. Wilson, Member	23.75 %
	Jason R. Ross, Member	5.00 %
	G.H. Christianson, II, President/Chief Mgr.	0.00 %
	Kathleen T. Key, Secretary	0.00 %

Current Member(s):

Ellen Christianson, Chief Mgr./Member	50.00 %
Collie F. Daily, Member	25.00 %
Caroline C. Wilson, Member	25.00 %
Kathleen T. Key, Member	00.00 %

Before the Commission is a change in members and member interest in The Wine Rack, LLC doing business at 3433 Murphy Road, Nashville, TN 37203. CMD, LP (George H. Christianson, General Partner and Ellen R. Christianson, Limited Partner) is acquiring 47.5% of the ownership interest from Ellen Christianson, and Jason Ross (general mgr.) is being given 5% ownership interest. The TABC staff recommends conditional approval of this request, subject to receipt of the following:

- a. TABC Agent Investigative Report

**4. LEGACY WINE & SPIRITS  
SMYRNA, TENNESSE (RUTHERFORD COUNTY)**

Applicant: REYAN, Inc.

Shareholder(s):	Gaurang Patel	43 %
	Chirag Patel	30 %
	Tejal Patel	20 %

<sup>3</sup> CMD, LP: George H. Christianson, General Partner and Ellen R. Christianson, Limited Partner

Dipakkumar Patel	03 %
Jigna Patel	04 %

Before the Commission is a request for licensing of a new retail store to be located at 720 Legacy Court, Smyrna, Tennessee 37167. The applicant is investing approximately \$450k into the business (\$400k bank loan and personal funds). Landlord, Legacy Joint Venture, will lease the premises to the applicant for an initial term of five years at a monthly rental rate of \$12,000.<sup>4</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. Acknowledgement of TABC Rules & Regulations
- c. Certificate of Occupancy
- d. License Fee

**5. PATEL WINE & SPIRITS  
SPRING HILL, TENNESSEE (WILLIAMSON COUNTY)**

Applicant: Jay Guru Dat, Inc.

Shareholder(s): Pinkiben A. Patel, President 100 %

Before the Commission is a request for licensing of a new retail store to be located at 5022 Spedale Court, Spring Hill, Tennessee 37174. The applicant plans to invest \$170k into the business (160k personal loan from Bhailal Patel at 3% per annum and personal savings). If approved, the applicant will lease the premises from BSCM 2004-PWR5 Campbell Station, LLC, for an initial term of five years at a monthly rental rate of approximately \$3,000.<sup>5</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. Acknowledgement of TABC Rules & Regulations
- c. Certificate of Occupancy
- d. License Fee

**6. VILLAGE WINES  
NASHVILLE, TENNESSEE (DAVIDSON COUNTY)**

Applicant: ThirdXCharm, LLC

Member(s): Edward H. Fryer III<sup>6</sup> 100 %

Before the Commission is a request for licensing of a new retail store to be located at 2006 Belcourt Avenue, Nashville, Tennessee 37212. The previous

<sup>4</sup> The lease includes an option to renew.

<sup>5</sup> The lease includes options to renew for two additional five year periods.

<sup>6</sup> Mr. Fryer also owns Music City Wine and Spirits (License No. 3993) located at 2282 Lebanon Rd., Nashville, Tennessee.

licensee at this location, Hillsboro & Vine, LLC, surrendered its license on September 8, 2015. Mr. Fryer will invest \$5,000 initially into the business. Landlord, Hung Ming Chen, has agreed for the assignment of the previous tenant's lease to the applicant, and the applicant will lease the premises for an initial term of ten years at a monthly rental rate of approximately \$5,500.<sup>7</sup> The TABC staff recommends conditional approval of this request, subject to receipt of the following items:

- a. TABC Inspection
- b. ~~Certificate of Compliance~~ – received 10.13.15
- c. Acknowledgement of TABC Rules and Regulations
- d. License Fee

### **3. WINERY MATTERS -**

### **4. FARM WINERY MATTERS -**

### **5. WHOLESALE MATTERS**

#### **A. NEW BUSINESS**

### **6. DISTILLERY/BREWERY**

#### **A. NEW BUSINESS**

#### **1. TENNESSEE DISTILLING, LTD. (LICENSE NO. 119) COLUMBIA, TENNESSEE (MAURY COUNTY)**

Applicant: Tennessee Distilling Group, LLC

Member(s): Larry Michael Williams	50 %
Mark Scott Mackenzie	50 %

The applicant doing business at 1929 Ridgecrest Drive, Columbia, TN is requesting approval to store its products in a building that is adjacent to, but not connected to the main building. The building will have the same address as the present address, but with the designation "Building 2." Building 2 will be used as a warehouse and no spirits production will occur there. The TABC staff recommends conditional approval of this request, subject to receipt of the following:

- a. TTB approval of new bonded storage area
- b. TABC Inspection

### **7. PRIVATE CLUBS -**

### **8. INITIAL ORDERS TO BE REVIEWED BY THE COMMISSION –**

<sup>7</sup> Monthly rent will increase by 3% per year. The lease includes an option to renew for a period of three years.

**9. SERVER APPEALS -**

**10. MISC –**

**11. NEXT MEETING –** Tuesday, November 17, 2015

**12. UPCOMING MEETINGS**

- Tuesday, November 17, 2015
- Tuesday, December 15, 2015
- January, 2016 - TBD

End of Agenda